



46 Kirkstone Way,  
Lakeside, DY5 3RZ

**Taylor's**

# 46 Kirkstone Way, Lakeside, DY5 3RZ

*BEAUTIFULLY PROPORTIONED &  
EXTREMELY WELL ARRANGED, EX-  
ECUTIVE, DETACHED RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Reception Hall
  - Dual Aspect Sitting Room - 22' 0" x 11' 6" (6.70m x 3.50m)
    - Guests Cloakroom
  - Modern Well Fitted Kitchen with Dining Area - 22' 5" x 12' 9" (6.83m x 3.88m)
    - FIRST FLOOR
      - Landing
        - Bedroom 1 - 14' 5" x 9' 10" (4.39m x 2.99m)
      - En-Suite Shower Room - 9' 10" x 5' 3" (2.99m x 1.60m)
        - Bedroom 2 - 12' 5" x 9' 10" (3.78m x 2.99m)
        - Bedroom 3 - 11' 10" x 9' 1" (3.60m x 2.77m)
        - Bedroom 4 - 9' 10" x 11' 6" (2.99m x 3.50m)
      - Stunning Bathroom - 8' 2" x 6' 7" (2.49m x 2.01m)
        - OUTSIDE
          - Good Sized Driveway
          - Detached Double Garage
          - Wonderful Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



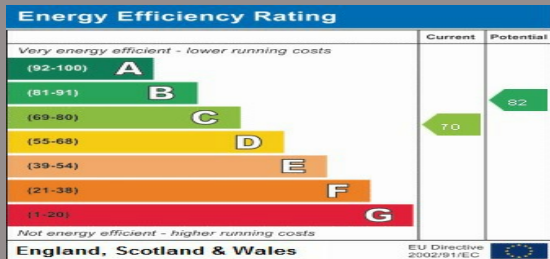
This BEAUTIFULLY PROPORTIONED & EXTREMELY WELL ARRANGED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE enjoys a WONDERFUL & SECLUDED POSITION within the ADMIRER & SOUGHT AFTER LOCATION OF LAKESIDE, which has an EXCELLENT RANGE of POPULAR SCHOOLING close by and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL ARRANGED, DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT of accommodation, which is situated on a FANTASTIC & LARGE PLOT. This SPLENDID PROPERTY is perfectly suited for GROWING FAMILIES seeking a LOVELY FOREVER HOME and furthermore has FANTASTIC POTENTIAL to EXTEND (Subject to the usual planning permissions). Comprising: Large Reception Hall, Attractive Dual Aspect Sitting Room, Well Fitted Kitchen with Ample Dining Area & Integrated Appliances, Guests Cloakroom, Landing, Four Very Well Proportioned First Floor Bedrooms (Master with Spacious En-Suite Shower Room) & Stunning Re-Appointed House Bathroom. Furthermore with Good Sized Driveway, DETACHED DOUBLE GARAGE, Secluded / Large Rear Garden with Patio Area for Alfresco Dining AND having an excellent range of local amenities & transport links close by. All Main Services Available / EPC: C / Council Tax Band: E.

**BHS9909**

MISREPRESENTATION ACT 1967

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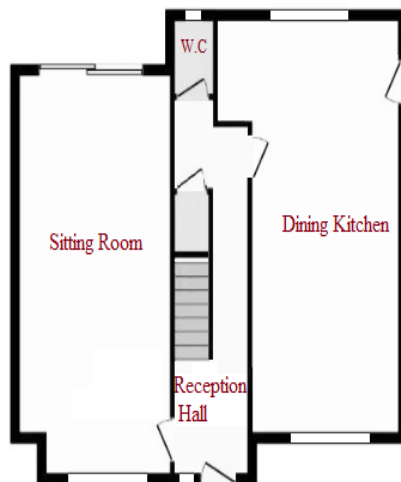
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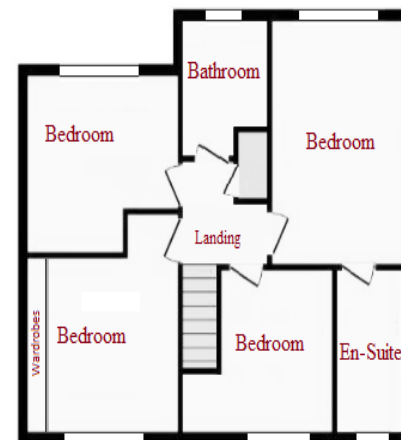
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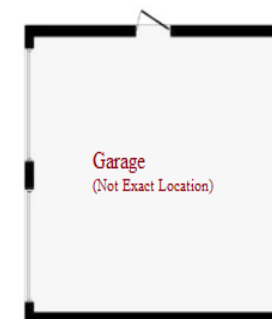
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 STOURBRIDGE      BRIERLEY HILL      SEDGLEY



GROUND FLOOR



FIRST FLOOR



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